

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN EXCELLENT OPPORTUNITY TO PURCHASE A TWO BEDROOMED MID TERRACED PERIOD PROPERTY BENEFITTING FROM DOUBLE GLAZING, GAS CENTRAL HEATING AND OFFERING AN OPEN PLAN LIVING AREA, TWO BEDROOMS AND A BATHROOM. NO CHAIN. EPC RATING "D"

Wells Road – Guide Price £150,000

201 Wells Road, Malvern, Worcestershire, WR14 4HE



201 Wells Road

Location & Description

The property enjoys a convenient position on Wells Road, south of the cultural and historic spa town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. More local amenities can be found at a nearby convenience store and a service station, both of which are within walking distance. Junction 1 of the M50 motorway near Upton upon Severn is just seven miles distant and there is a mainline railway station in Great Malvern itself. Educational facilities are excellent. Malvern has a superb choice of independent schools (including Malvern College and Malvern St James Girls' School) as well as several highly regarded primary and secondary schools in the state sector.

Situated as it is on the eastern slopes of the Malvern Hills, the house is close to the network of paths and bridleways that criss-cross the hills themselves, including the British Camp, which is less than a mile away. The Worcestershire Golf Club and The Three Counties Showground are a similar distance. Approximately five miles away is the River Severn at Upton, renowned for its marina, summer festivals and riverside walks.

Property Description

201 Wells Road is a two bedroomed terraced house situated within this highly convenient location. The property is set over two floors and is in need of some cosmetic refurbishment but does benefit from double glazing and gas central heating.

The private front door leads directly from the pavement and opens into the living accommodation which comprises in more detail of:

Entrance Hall

Wooden front door, ceiling light point and door opening through to

Open Plan Living Area 3.41m (11ft) x 4.21m (13ft 7in)

Divided into two areas with a living space and kitchen. From the entrance hall the open plan room benefits from two double glazed sash windows, open wooden balustraded staircase rising to first floor. A range of fitted wall and base kitchen units with worktop and matching wall units. Stainless steel one and a half bowl sink unit with mixer tap and drainer, tiled splashbacks, space for electric cooker and fridge freezer. Three radiators, tiled splashbacks, two ceiling light points, wall mounted boiler and space and connection point for a washing machine.





Landing

Ceiling light point and doors opening through to

Bedroom 1 3.46m (11ft 2in) Maximum x 3.66m (11ft 10in) Maximum

Double glazed sash window to front, ceiling light point, radiator.

Bedroom 2 2.53m (8ft 2in) x 1.89m (6ft 1in)

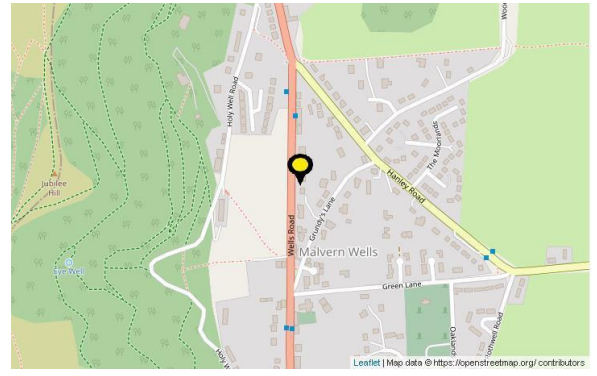
Double glazed sash window to front, ceiling light point, radiator, loft access point.

Bathroom

Obscure double glazed sash window. A white low level WC, pedestal wash hand basin with mixer tap. Corner shower enclosure with thermostatic controlled shower over and Aquaboard splashbacks. Tiled splashbacks, ceiling light point, ceiling mounted extractor fan, radiator.

Directions

From Great Malvern proceed south along the A438 Wells Road towards Ledbury for approximately two miles passing a Morrisons convenience store on your left. Pass the left hand turn for the B4209 Hanley Road (signed Upton and The Hanleys). Continue and after a short distance the property can be found on the left hand side as indicated by the agents For Sale board.



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is a flying freehold with the property having two cellar rooms underneath, which are owned by the properties and having 150 year lease from 18 December 2007.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (64).

201 Wells Road

Approximate Gross Internal Area :-
50 sq m / 538 sq ft



Illustration For Identification Purposes Only. Not To Scale
Job Ref: 101109

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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